



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20180571**

**APPEAL** by Cormac Cullinane care of O'Leary Surveying of Rathview, Rathmore, Broadway, County Wexford against the decision made on the 22<sup>nd</sup> day of June, 2018 by Wexford County Council to refuse permission.

**Proposed Development** Permission for the retention of an extension substantially completed to the side of an existing cottage and all associated site works at Seaview Cottage, Ballyconnigar, Blackwater, County Wexford.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

**Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any

submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

1. The Wexford County Development Plan 2013-2019 provides that the provision of self-contained residential unit for occupation by a family member is open for consideration provided that such a self-contained unit is connected to the main dwellinghouse and designed so that it can be incorporated into the main dwellinghouse when its use as a self-contained unit is no longer required. The Board is not satisfied, on the basis of the submissions made in connection with the application and appeal that proposed development is connected to the main house on site and that it can be incorporated into that unit in future. It is considered, therefore, that the proposed development would materially contravene a provision in the County Development Plan and would be contrary to the proper planning and sustainable development of the area.
  
2. The Board is not satisfied on the basis of the material submitted with the application and appeal that the site is suitable for the safe disposal of the foul effluent likely to be generated by the proposed development. The proposed development would, therefore, be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.

3. The proposed development is served by an unsurfaced private laneway and by a public road network which is inadequate in horizontal and vertical alignment, without a median line, public lighting, footpaths or cyclepaths. The proposed development would give rise to additional traffic movements on this inadequate private laneway and public road network which would endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

---

**Paul Hyde**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2018.**